



Community Development

Notice of Application of Land Use Action(s)

PROJECT NAME: Park Place Middle School Renovation **FILE NUMBERS:** SITE2016-01, VR2016-01, CAE2016-01

DESCRIPTION: The applicant, Rebecca Baibak, on behalf of Monroe Public School District, has requested site plan review, a variance from the required parking and a public agency utility exception for the Park Place Middle School Modernization. The **site plan review** is for the removal and retention of various school buildings on site. Specifically, the school intends to demolish the existing 109,912 square foot building and replace it with a 2 story approximately 128,000 square foot building in its place. The existing gymnasium will remain and undergo renovations and be incorporated into the new building. Building F on the plans will remain but will not be used for school purposes. The **variance** request is to reduce the number of required parking spaces per MMC 18.86.050, which requires a total of 802 parking spaces. The request is to reduce the number of required spaces by 605 parking spaces and provide 197 parking spaces. The School District is requesting the **public agency utility exception** per MMC 20.05.050(C)(1) which allows for exceptions to the Critical Areas Ordinance by public agencies or utilities. The exception is to continue to encroach into the buffer as well as upgrade the existing facilities

LOCATION: The site is located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000).

APPLICANT: Rebecca Baibak, Integrus Architects, 117 South Main Street, Suite 100, Seattle, WA, 98104

CONTACT: Rebecca Baibak, Integrus Architects, 117 South Main Street, suite 100, Seattle, WA, 98104

DATE OF APPLICATION: January 6, 2016 **DATE OF NOTICE OF COMPLETE APPLICATION:** February 4, 2016

APPROVALS REQUIRED (to the extent known): Site Plan Review, Variance, and Public Agency Utility Exception, Grading, Building, and Right of Way Disturbance Permit (ROW).

APPLICATION PROCESS: A Variance is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(A). A Public Agency Exception has a public hearing review process per Monroe Municipal Code 20.05.050(C)(1). They both require a public hearing and decision before the Hearing Examiner.

STUDIES REQUIRED (to the extent known): Critical Areas Report, Traffic Study, Geo Tech Report, and a Wetland Delineation.

DATE OF NOTICE OF APPLICATION (NOA): February 16, 2016

COMMENT PERIOD: Submit written comments on or before **5 p.m., February 29, 2016**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

POSTED/ MAILED: February 16, 2016

PUBLISHED: February 16, 2016

HOW TO USE THIS NOTICE

TO LEARN MORE ABOUT A PROJECT:

- Contact the City's Permit Supervisor, Kim Shaw at 360.863.4532 or the planner assigned to the project.
- Review the project file at the City's Permit Center, 806 West Main Street, Monroe, WA 98272 or on the City's website @ www.monroewa.gov/parkplace
- Hours: 8 a.m. - 5 p.m. M-F, Closed Holidays

TO COMMENT ON A PROJECT:

- Comments on a project scheduled for a hearing before the Hearing Examiner may be made by submitting them to the Permit Center prior to the open record hearing.
- City of Monroe only publishes the land use applications that are required by the Monroe Municipal Code. Persons will receive notice of all decisions on which they have submitted written comments, regardless of whether or not they are published.
- You may become a party of record for a project by: 1) submitting original written comments and request to become a party of record to the City Planning Division prior to the hearing; 2) testifying at the hearing; or 3) entering your name on a sign-up register at the hearing.

HOW TO REACH US:

The Permit Center for the City of Monroe Community Development Department is located in City Hall at 806 West Main Street, Monroe WA 98272. For information about the project or to view the project file, contact Permit Supervisor, Kim Shaw, at 360.863.4532 or kshaw@monroewa.gov.

RECEIVED

FEB 22 2016

FOR PROCESSING

MONROE MONITOR & VALLEY NEWS

125 E. Main, Ste. 202 Monroe, WA 98272

(P) 360.794.7116 (F) 360.794.6202

AFFIDAVIT OF PUBLICATION

State of Washington, Snohomish County

I, The undersigned, under penalty of perjury, do hereby declare...

I am a representative of the Monroe Monitor & Valley News (the 'Newspaper') whose regular job duties include the authorization to execute Affidavits of Publication on behalf of the Newspaper;

The Newspaper was adjudicated to be qualified to publish legal notices in the above county by Court Order;

On the below dates, the Newspaper published a legal notice, a copy of which is attached hereto, in relation to the file known as:

City of Monroe
Park Place Middle School Renovation

On the below dates, the Newspaper circulated copies, including the attached notice, in the regular course of business throughout the above County;

Insertion Dates: 02/16/16

Signature

Date

Subscribed and sworn to me this day

Notary Public:



CITY OF MONROE COMMUNITY DEVELOPMENT NOTICE OF LAND USE ACTION(C), NOTICE OF LAND USE ACTION PROJECT NAME: Park Place Middle School Renovation FILE NUMBERS: SITE2016-01,VR2016-01,CAE2016-01 DESCRIPTION: The applicant, Rebecca Baibak, on behalf of Monroe Public School District, has requested site plan review, a variance from the required parking and a public agency utility exception for the Park Place Middle School Modernization. The site plan review is for the removal and retention of various school buildings on site. Specifically, the school intends to demolish the existing 109,912 square foot building and replace it with a 2 story approximately 128,000 square foot building in its place. The existing gymnasium will remain and undergo renovations and be incorporated into the new building. Building F on the plans will remain but will not be used for school purposes. The variance request is to reduce the number of required parking spaces per MMC 18.86.050, which requires a total of 802 parking spaces. The request is to reduce the number of required spaces by 605 parking spaces and provide 197 parking spaces. The School District is requesting the public agency utility exception per MMC 20.05.050(C)(1) which allows for exceptions to the Critical Areas Ordinance by public agencies or utilities. The exception is to continue to encroach into the buffer as well as upgrade the existing facilities. LOCATION: The site is located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500;27061200201000). APPLICANT: Rebecca Baibak, Integrus Architects, 117 South Main Street, Suite 100, Seattle, WA, 98104 CONTACT: Rebecca Baibak, Integrus Architects, 117 South Main Street, suite 100, Seattle, WA, 98104 DATE OF APPLICATION: January 6, 2016 DATE OF NOTICE OF COMPLETE APPLICATION: February 4, 2016 APPROVALS REQUIRED (to the extent known): Site Plan Review, Variance, and Public Agency Utility Exception, Grading, Building, and Right of Way Disturbance Permit (ROW). APPLICATION PROCESS: A Variance is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(A). A Public Agency Exception has a public hearing review process per Monroe Municipal Code 20.05.050(C)(1). They both require a public hearing and decision before the Hearing Examiner. STUDIES REQUIRED (to the extent known): Critical Areas Report, Traffic Study, Geo Tech Report, and a Wetland Delineation. DATE OF NOTICE OF APPLICATION (NOA): February 16, 2016 COMMENT PERIOD: Submit written comments on or before 5 p.m., February 29, 2016. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. PUBLIC HEARING: A public hearing is required for this project and will be noticed separately. STAFF CONTACT: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov POSTED/ MAILED: February 16, 2016 PUBLISHED: February 16, 2016

AFFIDAVIT OF MAILING NOTICE OF LAND USE APPLICATION(S)

STATE OF WASHINGTON)

1408 West Main Street 179th, in Township 27 N,
Range 6 E, Section 1, SW 1/4., SW 1/4.; Section 2, SE
1/4, SE 1/4, W.M. (Tax ID No. 27060200409400;
27061100100300;

27060100306500;27061200201000

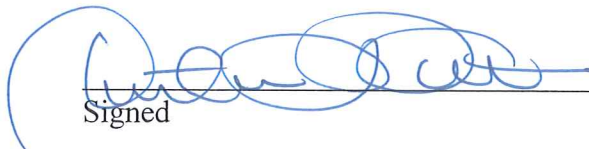
Address

COUNTY OF SNOHOMISH)

Park Place Middle School Renovation, file #'s SITE
2016-01, VR2016-01, CAE2016-01

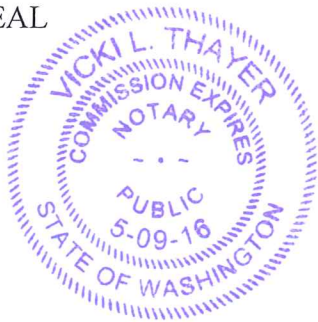
Application Name and File

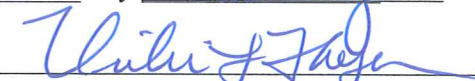
I, Christina LaVelle, being first duly sworn on oath depose and say that on the 12th day of February, 2016, made application with Click 2 Mail to mail on February 13, 2016, a copy with prepaid postage of the Notice of Land Use Application(s) for the Park Place Middle School Renovation located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW 1/4., SW 1/4.; Section 2, SE 1/4, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500;27061200201000). Attached is a list of names and addresses to whom this information was mailed and confirmation of the order.


Signed _____

Subscribed and sworn to me this 12th day February 2016

NOTARY SEAL




NOTARY PUBLIC in and for the State of
Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016

OWNER	ADRESS	CITY	STATE	ZIP
ALVARADO KYLE/EMILY	17608 161ST ST	MONROE	WA	98272
AMSBERRY JEFFREY	25030 99TH PL	MONROE	WA	98272
ANDERSON SCOTT A & TRACEY L	22719 WOODS	MONROE	WA	98272
ASIAN AMERICAN ENTERPRISES INC	PO BOX 2558	WOODINVILLE	WA	98072-2558
BAUER GREGORY A	17813 W MAIN	MONROE	WA	98272
BD MONROE PROPERTIES LLC	3326 160TH	BELLEVUE	WA	98008
BEST LIFE PROPERTIES LLC	31115 NE	DUVALL	WA	98019
BICHLER LEONARD & PHYLLIS	685 PARK LN	MONROE	WA	98272-1717
BROWN KEVIN MITCH	16108 179TH	MONROE	WA	98272
CADMAN INC	PO BOX 52427	ATLANTA	GA	30355
CASCADE PRISON MINISTRY	14377	MONROE	WA	98272
CHOIS HOSOOON	1406 228TH	SAMMAMISH	WA	98075-7058
CLARK DOROTHY R	13309 208TH	MONROE	WA	98272
CONDO MICHAEL & SANDRA	16014 DENNIS	MONROE	WA	98272
COOPER CLIFFORD L	P O BOX 1363	MONROE	WA	98272
COUFFER ALBERT LINCOLN	18303 SR 530	ARLINGTON	WA	98223
CRESSWELL SMILEY L	#1 ACADEMY	MONROE	WA	98272
D A EDERER CO	601 UNION ST	SEATTLE	WA	98101
DAMIANIDIS JOHN & TINA TTEE	123 E MAIN ST	MONROE	WA	98272
DAMIANIDIS TERRY	14025 CHAIN	MONROE	WA	98272-9794
DE LOS ANGELES ARON	16307 177TH	MONROE	WA	98272
DELKER JAY	PO BOX 208	MONROE	WA	98272
DKA LLC	22533 165TH	MONROE	WA	98272-9122
DMA RE LLC	3148 112TH	LAKE STEVENS	WA	98258
DOUBLE DOWN HOLDING COMPANY	P O BOX 1001	CLINTON	WA	98236
DOWNIE ALEEN	75895 VARDON	PALM DESERT	CA	92211
DUBUQUE GARTH D	16025 179TH	MONROE	WA	98272-2003
EDENS MICHAEL L	3624 212TH ST	BOTHELL	WA	98021
FEYKO MARCH CHERYL	PO BOX 685	MONROE	WA	98272
FIRST POSITION HOLDINGS LLC	PO BOX 1442	PUYALLUP	WA	98371
FORBES ROBERT C	16307 177TH	MONROE	WA	98272
FULLERTON BRENDA K & MONROE	18628 109TH	SNOHOMISH	WA	98296-8132
GALLAGHER J MICHAEL	1203 W MAIN	MONROE	WA	98272-2028
GILBERTSON DANIEL	16029 179TH	MONROE	WA	98272
GLUMAC ITHAMAR S/JOANNA P	220 PECAN DR	LEAGUE CITY	TX	77573
GOLDSTEIN HEATHER HOLMES &	2207 W LAKE	BELLEVUE	WA	98008
GULAS ARTHUR & DENISE	4 ACADEMY	MONROE	WA	98272-2007
HARMONY HOUSE EAST	PO BOX 419	EVERETT	WA	98206-0419
HARTING ERIC	6 ACADAMY	MONROE	WA	98272
HEADLAND INC	16818 159TH	SNOHOMISH	WA	98290
HERNANDEZ-SALAZAR LOURDES M	1113 W MAIN	MONROE	WA	98272
HETLAND GREG	3 ACADEMY	MONROE	WA	98272-2006
HILLABUSH BRIAN R & RHONDA C	26815 216TH	MAPLE VALLEY	WA	98038

HINE TYLER	16307 177TH	MONROE	WA	98272
HOWELL CASEY J	17631 161ST ST	MONROE	WA	98272
JVMV MONROE 4 LLC	4118 96TH	MERCER ISLAND	WA	98040
KELLER COVE HC LLC	PO BOX 1001	CLINTON	WA	98236
KENYON SHAWN & LISA	17616 161ST ST	MONROE	WA	98272-1958
KOEHLER JAMES R	17604 161ST	MONROE	WA	98272
KREUTZER THOMAS & MAKIKO	PO BOX 840	FPO AP		96372-0800
LAGNIAPPE INVESTMENTS LLC	12821 NE 36TH	BELLEVUE	WA	98005
LANDSTROM SAMUEL P	16015 179TH	MONROE	WA	98272-2003
LANGE LEE L	16110 178TH	MONROE	WA	98272
LANGSTON KEVIN J	16167 176TH	MONROE	WA	98272
LAVIGUEURE RONALD J	16311 177TH	MONROE	WA	98272
MADDEX JACK W	17522 W MAIN	MONROE	WA	98272
MARTHA LIND FAMILY PARTNERSHIP	13224 191ST	MONROE	WA	98272
MASON ANGELA A	16307 177TH	MONROE	WA	98272
MCDERMOTT JULIE ANNE	16008 179TH	MONROE	WA	98272
MCDONALD DONALD JOSEPH	1429 AVE D	SNOHOMISH	WA	98290
MCLAUGHLIN WALTER & SHEREE	PO BOX 1479	MONROE	WA	98272
MONROE CITY OF	806 W MAIN ST	MONROE	WA	98272
MONROE MAIN STREET PROPERTY	18621 123RD	SNOHOMISH	WA	98296-8155
MONROE PROFESSIONAL CENTER LLC	16784 NE 86TH	REDMOND	WA	98052
MONROE SCHOOL DIST #103	200 E FREMONT	MONROE	WA	98272
NARDONE RONALD	8731 MALTBY	SNOHOMISH	WA	98296
NOKES CHRISTOPHER	16179 176TH	MONROE	WA	98272
NORTHLAND CONTRACTING INC	PO BOX 1442	PUYALLUP	WA	98371
OLSON RANDALL & MARY ANN	23325 OLD	MONROE	WA	98272
OTTINI LEE	17628 161ST ST	MONROE	WA	98272
OTTINI MARY E	1102 W MAIN	MONROE	WA	98272
PARK PLACE GROCERY LLC	17833 W MAIN	MONROE	WA	98272-1977
PATRICIO JORGE A	17615 W MAIN	MONROE	WA	98272
PIERCE SUSAN L	17625 161ST ST	MONROE	WA	98272-1909
PORTER DENIS A	2 ACADEMY	MONROE	WA	98272-2007
REES MICHAEL	16307 177TH	MONROE	WA	98272
RUTLEDGE-MONROE 1 LLC	12509 130TH	KIRKLAND	WA	98034
SCHARF ROBERT M JR	17808 160TH SE	MONROE	WA	98272
SEA MAR COMMUNITY HEALTH CEN	1040 S	SEATTLE	WA	98108
SEVILLA FLAVIANO/CELIA	684 PARK LANE	MONROE	WA	98272
SIMON OF CYRENE SOC INC-	PO BOX 201	MONROE	WA	98272
SMITH LANCE D & NANCY K	20627 178TH PL	MONROE	WA	98272
SORSDAHL DOUGLAS PAUL	2075 S KIHEI RD	KIHEI	HI	96753
STANLEY MICHAEL L	16155 176TH	MONROE	WA	98272
STRAH HOLDINGS LLC	3854 WILLIAMS	SEATTLE	WA	98199
SUNDE THAD ANDREW	17615 161ST ST	MONROE	WA	98272-1909
UNION CENTRAL LIFE INSU CO	5900 O ST	LINCOLN	NE	68510

VAZQUEZ GARIBAY ARTURO V &	17549 163RD PL	MONROE	WA	98272-1919
WA STATE OF DEPT OF	PO BOX 777	MONROE	WA	98272
WALKER PATRICK	16112 179TH	MONROE	WA	98272
WESTERN WASH SEVENTH-DAY	32229	FEDERAL WAY	WA	98001-9347
WHITE RICHARD A	7 ACADEMY	MONROE	WA	98272-2006
WILLIAMS NATHAN & KRISTEN	17612 161ST ST	MONROE	WA	98272

**Invoice #101056693**

Order Date: February 12, 2016

Account: CityofMonroe

Order Total: \$86.55**Billing Address**

Finance Department
 City of Monroe
 806 W Main St
 Monroe WA 98272-2125
 United States
 T: 3608634533

Payment Method

User Credit



Complete



In progress



Attention

Job ID: 393732

Requested Fulfillment Date: 2/13/2016

Ask a Question

Product Information	Actual Fulfillment Date	Quantity	Subtotal	Status
Postcard - 5 x 8 - SpaceSaver Format Product SKU: PC41-P <i>Product Type: Postcard 5 X 8</i> <i>Paper Type: White Matte</i> <i>Print Color: Full Color</i> <i>Print Options: Printing Both Sides</i> <i>Mail Class: First Class</i> <i>Production Time: Next Day</i> <i>Base Document Name: NOA PP Middle_Postcard</i> <i>Job Address List Name: Mailing PP Middle School NOA</i> Production Cost for 93 Pieces: \$45.57 First Class Automation Letter Postage for 90 Pieces: \$39.51 First Class Unsorted Letter Postage for 3 Pieces: \$1.47		93	\$86.55	
Order Sub Total:			\$86.55	
Invoice Subtotal:			\$86.55	
Total Invoice:			\$86.55	

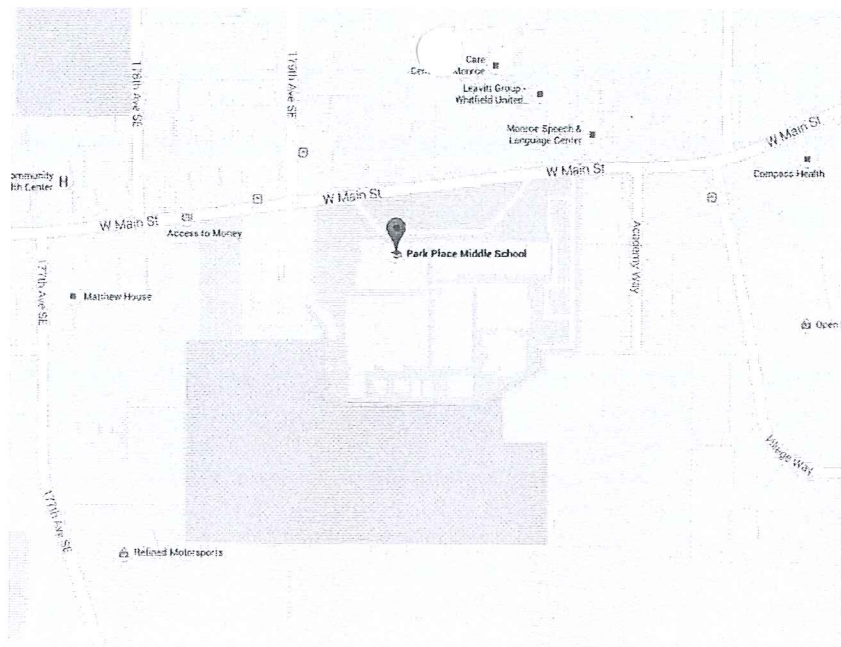
Reviews

**CITY OF MONROE
COMMUNITY DEVELOPMENT
NOTICE OF LAND USE ACTION(S)**



NOTICE OF LAND USE ACTION(S)

PROJECT NAME: Park Place Middle School Renovation **FILE NUMBERS:** SITE2016-01, VR2016-01, CAE2016-01 **DESCRIPTION:** The applicant, Rebecca Baibak, on behalf of Monroe Public School District, has requested site plan review, a variance from the required parking and a public agency utility exception for the Park Place Middle School Modernization. The **site plan review** is for the removal and retention of various school buildings on site. Specifically, the school intends to demolish the existing 109,912 square foot building and replace it with a 2 story approximately 128,000 square foot building in its place. The existing gymnasium will remain and undergo renovations and be incorporated into the new building. Building F on the plans will remain but will not be used for school purposes. The **variance** request is to reduce the number of required parking spaces per MMC 18.86.050, which requires a total of 802 parking spaces. The request is to reduce the number of required spaces by 605 parking spaces and provide 197 parking spaces. The School District is requesting the **public agency utility exception** per MMC 20.05.050(C)(1) which allows for exceptions to the Critical Areas Ordinance by public agencies or utilities. The exception is to continue to encroach into the buffer as well as upgrade the existing facilities. **LOCATION:** The site is located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000). **APPLICANT:** Rebecca Baibak, Integrus Architects, 117 South Main Street, Suite 100, Seattle, WA, 98104 **CONTACT:** Rebecca Baibak, Integrus Architects, 117 South Main Street, suite 100, Seattle, WA, 98104 **DATE OF APPLICATION:** January 6, 2016 **DATE OF NOTICE OF COMPLETE APPLICATION:** February 4, 2016 **APPROVALS REQUIRED (to the extent known):** Site Plan Review, Variance, and Public Agency Utility Exception, Grading, Building, and Right of Way Disturbance Permit (ROW). **APPLICATION PROCESS:** A Variance is a public hearing review process per City of Monroe Municipal Code (MMC) Chapter 21.20.050(A). A Public Agency Exception has a public hearing review process per Monroe Municipal Code 20.05.050(C)(1). They both require a public hearing and decision before the Hearing Examiner. **STUDIES REQUIRED (to the extent known):** Critical Areas Report, Traffic Study, Geo Tech Report, and a Wetland Delineation. **DATE OF NOTICE OF APPLICATION (NOA):** February 16, 2016 **COMMENT PERIOD:** Submit written comments on or before 5 p.m., **February 29, 2016.** Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code. **PUBLIC HEARING:** A public hearing is required for this project and will be noticed separately. **STAFF CONTACT:** Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov **POSTED/ MAILED:** February 16, 2016 **PUBLISHED:** February 16, 2016



This area is reserved for
addressing. any area in white
can be used for your content.

AFFIDAVIT OF POSTING ON SITE NOTICE OF LAND USE APPLICATION(S)

STATE OF WASHINGTON)

1408 West Main Street 179th, in Township 27 N,
Range 6 E, Section 1, SW 1/4., SW 1/4.; Section 2,
SE 1/4, SE 1/4, W.M. (Tax ID No.
27060200409400; 27061100100300;
27060100306500; 27061200201000
 Address

COUNTY OF SNOHOMISH)

Park Place Middle School Renovation, file #'s
SITE 2016-01, VR2016-01, CAE2016-01
 Application File and Name

I, James Woodworth (print name) being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 16th day of February, 2016, I posted (1) Notice of Land Use Application(s) for the Park Place Middle School Renovation located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW 1/4., SW 1/4.; Section 2, SE 1/4, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000). on site; and on the correct date of posting of said notice, to wit:

1408 West Main Street 179th
 Location of Notice

James Woodworth

Signed

Subscribed and sworn to me this 16th day of February, 2016

NOTARY SEAL



Vicki L. Thayer

NOTARY PUBLIC in and for the State of
 Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016

AFFIDAVIT OF EMAILING NOTICE OF LAND USE APPLICATION(S)

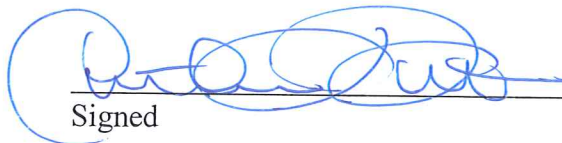
STATE OF WASHINGTON)

Park Place Middle School Renovation, file #'s SITE
2016-01, VR2016-01, CAE2016-01
 Application Name & File #

COUNTY OF SNOHOMISH)

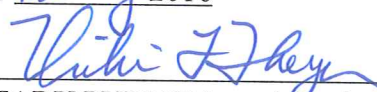
Rebecca Baibick, Integrus Architects, 117 South
Main Street, Suite 100, Seattle, WA, 98104
 Applicant

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 Signed

Subscribed and sworn to me this 18th day February 2016

NOTARY SEAL


 NOTARY PUBLIC in and for the State of
 Washington, residing at:

Snohomish County

Printed Name: Vicki L. Thayer

My commission expires: 5/9/2016



Christina LaVelle

From: Christina LaVelle
Sent: Tuesday, February 16, 2016 11:38 AM
To: 'separegister@ecy.wa.gov'; 'Warrick, John'; 'Neilwheeler@comcast.net'; 'equestions@shd.snohomish.wa.gov'; 'misty.terry@snoco.org'; Mike Fitzgerald eMail; 'Maria.Schmidt@snoco.org'; 'ryancountryman@snoco.org'; 'SEPADESK@DFW.WA.GOV'; 'ramin.pazooki@wsdot.wa.gov'; 'randy.kline@parks.wa.gov'; 'kjoseph@sauk-suiattle.com'; 'ryoung@tulaliptribes-nsn.gov'; 'kfinley@tulaliptribes-nsn.gov'; 'pstevenson@stillaguamish.com'; 'kristin@futurewise.org'; 'tom.laufmann@sno.wednet.edu'
Cc: Kim Shaw; 'rbaibak@intrgrusarch.com'; 'Hansen, Heidi'
Subject: Notice of Land Use Application(s) for the Park Place Middle School Renovation
Attachments: Notice of Application.pdf; Vicinity Map.pdf; A002 SITE PLAN.pdf; SEPA Checklist Final_151215.pdf; SEPA MDNS_151215.pdf; A201 OVERALL EXTERIOR ELEVATIONS.pdf

Good Morning Public Agencies and Interested Parties,

Notice is Hereby Given that the **CITY OF MONROE COMMUNITY DEVELOPMENT DEPARTMENT** has issued a Notice of Land Use Application(s) for the Park Place Middle School Renovation, local file # 's SITE 2016-01, VR 2016-01, and CAE 2016-01. The site is located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000).

DESCRIPTION: The applicant, Rebecca Baibak, on behalf of Monroe Public School District, has requested site plan review, a variance from the required parking and a public agency utility exception for the Park Place Middle School Modernization. The **site plan review** is for the removal and retention of various school buildings on site. Specifically, the school intends to demolish the existing 109,912 square foot building and replace it with a 2 story approximately 128,000 square foot building in its place. The existing gymnasium will remain and undergo renovations and be incorporated into the new building. Building F on the plans will remain but will not be used for school purposes. The **variance** request is to reduce the number of required parking spaces per MMC 18.86.050, which requires a total of 802 parking spaces. The request is to reduce the number of required spaces by 605 parking spaces and provide 197 parking spaces. The School District is requesting the **public agency utility exception** per MMC 20.05.050(C)(1) which allows for exceptions to the Critical Areas Ordinance by public agencies or utilities. The exception is to continue to encroach into the buffer as well as upgrade the existing facilities

APPLICANT/ CONTACT: Rebecca Baibak, Integrus Architects, 117 South Main Street, suite 100, Seattle, WA, 98104

COMMENT PERIOD: Submit written comments on or before **5 p.m., February 29, 2016**. Comments should address completeness of the application, quality or quantity of information presented, and the project's conformance to applicable plans or code.

PUBLIC HEARING: A public hearing is required for this project and will be noticed separately.

STAFF CONTACT: Kristi Kyle, Senior Planner at 360.863.4513 or kkyle@monroewa.gov

If you have any general questions in regards to the above information, please contact me and I will be happy to help.

Thank you.
Tina

Tina Lavelle

Planning Technician

City of Monroe Community Development Department

PH 360.863.4533

Email clavelle@monroewa.gov

www.monroewa.gov



NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

AFFIDAVIT OF POSTING NOTICE OF LAND USE APPLICATION(S)

STATE OF WASHINGTON)

1408 West Main Street 179th, in Township 27 N,
Range 6 E, Section 1, SW ¼., SW ¼.; Section 2,
SE ¼, SE 1/4, W.M. (Tax ID No.
27060200409400; 27061100100300;
27060100306500; 27061200201000
 Project location

COUNTY OF SNOHOMISH)

Park Place Middle School Renovation, file #'s SITE
2016-01, VR2016-01, CAE2016-01
 File Number and Application Name

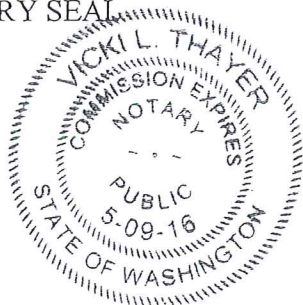
I, Christina LaVelle being first duly sworn on oath, depose and say: That I am a citizen of the United States of America; That I am competent to be witness herein; That on the 16th day of February, 2016, that I posted (2) Notice of Land Use Application(s) for the Park Place Middle School Renovation located at 1408 West Main Street 179th, in Township 27 N, Range 6 E, Section 1, SW ¼., SW ¼.; Section 2, SE ¼, SE 1/4, W.M. (Tax ID No. 27060200409400; 27061100100300; 27060100306500; 27061200201000)..E. at Monroe City Hall and the Monroe Library at the following addresses:

806 West Main Street, Monroe, WA 98272, 1070 Village Way, Monroe, WA 98272
 Location of notice


 Signed

Subscribed and sworn to me this 18th day of February 2016

NOTARY SEAL



Vicki L. Thayer
 NOTARY PUBLIC in and for the State of
 Washington, residing at:

Snohomish County

Printed Name: Vicki Thayer

My commission expires: 5/9/2016